

## **\$554,900 - 12039 41 Street, Edmonton**

MLS® #E4431365

### **\$554,900**

6 Bedroom, 4.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

Beacon Heights, Edmonton, AB

This brand-new, 2-storey half duplex features a modern open-concept living area with quartz countertops and a main-floor bedroom with a 3-piece bathroom. Upstairs, you'll find three bedrooms, including a Primary with an ensuite and walk-in closet, plus a laundry room and a 4-piece bathroom. The property also includes a 2-bedroom legal suite and a double detached garage.

Built in 2025

### **Essential Information**

MLS® #	E4431365
Price	\$554,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,760
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12039 41 Street
Area	Edmonton



Subdivision Beacon Heights  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5W 2M3

### Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke, Hot Water, Smoking Home, Smart/Programmable  
Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances Garage Control, Garage Opener  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Back Lane, Landscaped, Fenced, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Beacon Elementary  
Middle Highland's Junior High  
High Eastglen High School

### Additional Information

Date Listed April 17th, 2025  
Days on Market 2  
Zoning Zone 23



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